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Controller of Planning and
Transportation,
Greater London Council,
The County Hall,
London, SE1 7PB

PT/PD/EC/OD/DEL

F14/58/A/22539

Mr. Newby

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Dear Sir,

Town and Country Planning Act 1971 Schedule 3 Para. 3
Re: Comyn Ching Triangle Site - 45/71 Monmouth Street,
19/31 (odd) Mercer Street: 1/21 (odd) Shelton Street, W.C.1

I refer to the planning application dated 5th April 1976 submitted by Farrell Grimshaw Partnership on behalf of Comyn Ching for the demolition and redevelopment of Nos. 49-51 Monmouth Street and 29 & 31 Mercer Street to provide a basement, ground and five storey building for predominantly office use; and Nos. 21 Shelton Street and 19 Mercer Street to provide a basement, ground and five storey building for storage, goods handling, packaging and administration space for Comyn Ching; the demolition of rear additions within the triangle to create a courtyard over a basement warehouse; the rehabilitation of existing buildings to provide residential, storage, workshop, shopping and office accommodation.

The application was submitted to you under the provisions of Schedule 3(3) of the Town and Country Planning Act 1971.

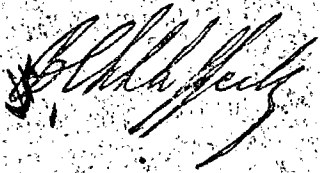
I have to inform you that the Council raises no objections to the proposal subject to the following:

- A. That the following conditions be imposed on any planning permission to be granted:-
1. The details of the elevations and facing materials to be used on the buildings shall not be otherwise than those as shall have been submitted to and approved by the Council before any work on the site is commenced.
 2. The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class I of the Schedule of the Town & Country Planning (Use Classes) Order, 1972.
 3. With respect to the workshop accommodation, no process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

continued

4. Details of the landscaping of the courtyard shall be submitted to and approved by the Council before any work on site is commenced.
 5. Soundproofing shall be provided between the residential units in accordance with a method which has received the approval of the Council.
- B. That the Council would wish to be assured that prior to the grant of planning permission; the Greater London Council would enter into a legal agreement with the applicants to ensure that the residential component of the scheme is built at an early stage in the building programme and that the future occupants will be persons from the Council's Housing Waiting List.
- C. That Camden Council would wish to be involved in any discussions or decisions relating to the future of the housing accommodation.

Yours faithfully,



Director of Planning and Communications

MEH